

11-6-2: DESIGN STANDARDS:

The design of the preliminary and final plat of the subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the planning commission and by other departments and agencies of county government. Design standards shall be approved by the county commission and shall include the following:

A.Length Of Blocks: Blocks shall not exceed approximately one thousand six hundred feet (1,600') in length.

B.Width Of Blocks: Blocks shall be wide enough to adequately accommodate two (2) tiers of lots, unless a modification is approved by the planning commission because of topography or other unusual conditions as provided by section [11-3-2](#) of this title.

C.Lot Arrangement And Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.

D.Zone, Water And Sewer Disposal Requirements: All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning ordinance for the zone in which the subdivision is located, and to the minimum requirements of the state department of environmental quality and the southwest Utah public health department or whichever agency is applicable for approval of the water supply and sewage disposal.

E.Lot Abut On Street: Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street or on a street which has become public by right of use.

F.Double Frontage Lots And Access To Lots:

1. Double Frontage Lots: Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials to overcome specific disadvantages or topography and orientation. (Ord., 6-5-2000)

2. Access From Major Arterial And Collector Streets: Lots shall not derive access exclusively from a major arterial. Access shall be limited on collector streets except where approved by the county public works director. In such cases where driveway access from collector street may be necessary for several adjoining lots, the planning commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such street. In such cases, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic.

G.Flag Lots: After determination by the planning commission that standard lots are not feasible, the planning commission may, in order to encourage more efficient use of land, allow flag lots to be developed subject to the following conditions: (Ord., 6-5-2000; amd. 2004 Code)

1. The property cannot be subdivided with public street and standard size lots, either at the present or in the foreseeable future.

2. The staff portion of said lot shall front on a dedicated public street. The minimum width of the staff portion of the lot shall be twenty five feet (25').

3. No building or construction, except for driveways, shall be allowed on the staff portion of said

lot.

4. The front side of the flag lot shall be deemed to be the side nearest the dedicated public street upon which the staff portion front.
5. All lot size and setback requirements shall be the same as may be required by the zone in which the lot is located.
6. No more than two (2) flag lots or four (4) dwelling units may be served by one staff portion of said lots.
7. Each flag lot shall be specifically approved by the planning commission. (Ord., 6-5-2000)
8. The number of flag lots in any subdivision shall not be limited except as set forth in subsection G6 of this section.
9. The twenty five foot (25') access easement shall be improved with an all weather surface to allow access by emergency vehicles. (2004 Code)